

**Massachusetts Board of Registration Real Estate Appraisers  
Minutes of the Board Meeting held on October 18, 2018**

**Conference Room 1C, 1<sup>st</sup> Floor**

**Time: 10:15 a.m.**

**Location: 1000 Washington St., Boston, MA**

**Members Present:**

Michael Giannelli, *Certified Residential Appraiser Member, Board Chairperson*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Thomas Kokoliadis, *Banking Member, Board Vice-Chairperson*

William McLaughlin, *Certified General Member*

Brian White, *Public Member*

David Paez, *Licensed Real Estate Broker Member*

**Members Not Present:**

Michael Kramer, *Public Member*

**Administrative Staff Present:**

Robert Fortes, *Deputy Commissioner – Acting ED*

Lynn Read, *Board Counsel*

**Public Present:**

Steve Sousa, Executive Vice President of MBREA

**Call to Order** – Michael Giannelli opened the meeting at 10:15 a.m.

**Evacuation Procedures:** Rob Fortes reviewed the evacuation procedures.

**Vote on Minutes of July 12, 2018** – MOTION was made by Timothy McDonough to approve the minutes as written. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

**Schedule Next Board Meeting Date** – Full Board Meeting Date: December 20, 2018. Sub Committee Meeting Date: November 15, 2018

**New Items:**

- (a) **Delegation of authority to DPL staff to impose standard default sanctions-** The board tabled
- (b) **Real Property Appraiser Qualifications Criteria** – MOTION to approve made by Tim McDonough. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.
- (c) **Conditional Dismissal as potential case disposition** – MOTION was made by Tim McDonough to have Attorney Read draft policy. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the board.

**License Application Report:**

A MOTION was made by Thomas Kokoliadis to adopt the License Application Report as amended. The motion was seconded by Michael Giannelli and unanimously adopted by the Board.

First Name	Last Name	TC	Last action taken	Recommendations
Julie	Lee	CR	3 Reports Received	Board Approved
Nicole	Dickerson	CR	3 Reports Received	Board Approved
Renata	Hurley	CR	3 Reports Received	Board Approved

**Education Report:**

A MOTION was made by Thomas Kokoliadis to adopt the Education Report as amended. The motion was seconded by Michael Giannelli and unanimously adopted by the Board.

**Courses For Agenda**

Provider Name	Course Name	Hours	Type	ResFlag	Recommendations
MBREA	2018 New England Appraisers Expo Residential Program	7	C	R	Board Approved
Appraisal Institute MA-RI Chapter	Solar Valuation in Commercial and Residential Properties	3	C	R/NR	Board Approved
Appraisal Institute MA-RI Chapter	"What's Next 2019: Economic, Capital, and Investment Market Insights"	2	C	R/NR	Board Approved
MBREA	Breakfast with the Experts-Mastering MLS Pin for Better Appraisals	3	C	R/NR	Board Approved

<b>MBREA</b>	<b>2018 New England Appraisers Expo Commercial Program</b>	7	C	NR	Board Approved
<b>McKissock, LP</b>	<b>Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Course</b>	14	C	R	Board Approved
<b>Appraisal Institute</b>	<b>Review Case Studies- Residential</b>	14	C	R	Board Approved
<b>Appraisal Institute</b>	<b>Online Cool Tools: New Technology for Real Estate Appraisers</b>	7	C	E	Board Approved
<b>Appraisal Institute</b>	<b>Residential and Commercial Valuation of Solar</b>	14	C	E	Board Approved
<b>Appraisal Institute</b>	<b>General Market Analysis and Highest &amp; Best Use</b>	28/2	P	NR	Board Approved
<b>Appraisal Institute</b>	<b>Online Eminent Domain &amp; Condemnation</b>	7	C	E	Board Approved
<b>Appraisal Institute</b>	<b>Online Business Practices &amp; Ethics</b>	5	C	E	Board Approved
<b>Appraisal Institute</b>	<b>Online Data Verifications Methods</b>	5	C	E	Board Approved
<b>Appraisal Institute</b>	<b>Residential Market Analysis and Highest &amp; Best Use</b>	14	C	R	Board Approved
<b>Appraisal Institute</b>	<b>Valuation of Conservation Easement</b>	28	C	E	Board Approved
<b>Appraisal Institute</b>	<b>Introduction to Green Buildings: Principles and Concepts</b>	7	C	E	Board Approved
<b>Appraisal Institute</b>	<b>Advanced Residential Applications and Case Studies, Part 1</b>	14/1	P	R	Board Approved
<b>ASA</b>	<b>2018 International Appraisers Conference- Wednesday</b>	4	C	E	Board Approved

<b>ASA</b>	<b>2018 International Appraisers Conference – Tuesday</b>	6	C	E	Board Approved
<b>ASA</b>	<b>2018 International Appraisers Conference- Monday</b>	5	C	E	Board Approved
<b>Mass Chapter of IAAO</b>	<b>Course 331- Mass Appraisal Practices and Procedures</b>	30	C		Board Approved
<b>ASFMRA</b>	<b>Foundations of Appraisal Review (A600)</b>	36	S	E	Board Approved
<b>ASFMRA</b>	<b>ASFMRA 89<sup>th</sup> Annual Convention – Day 2</b>	3	S	E	Board Approved
<b>ASFMRA</b>	<b>ASFMRA 89<sup>th</sup> Annual Convention- Day 1</b>	5	S	NR/E	Board Approved
<b>ASFMRA</b>	<b>Rapid Fire Case Studies</b>	6	S	E	Board Approved
<b>Hondros</b>	<b>Property and Valuation Analysis for FHA</b>	7	C	R/NR	Board Approved
<b>Calypso</b>	<b>Environmental Hazards Impact on Value</b>	7	C	NR/R	Board Approved
<b>IRWA</b>	<b>421 The Valuation of Partial Acquisitions</b>	32	C	R	Board Approved
<b>IRWA</b>	<b>431, Problems in the Valuation of Partial Acquisitions</b>	8	C	R	Board Approved
<b>A Noble Education</b>	<b>Appraisers Economic Forum and Festival</b>	11	C	R	Board Approved
<b>Appraisal Institute</b>	<b>Ignorance Isn't Bliss: Understanding an Investigation by a State Regulatory Agency or Board</b>	4	C	R/NR/E	Approved
<b>Appraisal Institute</b>	<b>Valuation by Comparison: Residential Analysis and Logic</b>	7	C	NR/E	Approved

**Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:**

MOTION to enter Closed Session under MGL ch. 112, section 65C was made by Michael Giannelli. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

After the Investigative Conference the following was reported by the Board:

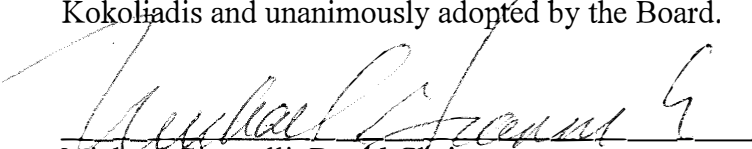
Docket	Complainant	Licensee	Board review
2018-000360-IT-ENF	Carter Crane	Jan Whitton	Sent to Office of Prosecutions
2018-000333-IT-ENF	D. Zoller	Dean Moorhouse	Board Dismissed
RA-15-019	G. Cremaldi	Kathleen Ennis Cutter	Board Dismissed
2018-000301-IT-ENF	J. Williams	Tayabul Salam	Sent to Office of Prosecutions
2018-000718-IT-ENF	T. Hack	Paul Fisher	Sent to Office of Prosecutions
2017-001447-IT-ENF	Board	Ellen Sullivan	Sent to Office of Prosecutions
2018-000157-IT-ENF	Board	Raymond Veguilla	Sent to Office of Prosecutions
2018-000158-IT-ENF	Board	Frank Novak	Sent to Office of Prosecutions
2018-000376-IT-ENF	Board	Lynda Borges	Sent to Office of Prosecutions

A MOTION was made by Michael Giannelli to return to Open Session, seconded by Thomas Kokoliadis and unanimously agreed to by the Board.

**List of Documents Used:**

1. Agenda dated October 18, 2018
2. Draft Minutes of meeting held July 12, 2018
3. Draft regulations, 264 CMR 5.00

Michael Giannelli made a MOTION to adjourn meeting at 12:20 p.m., seconded by Thomas Kokoliadis and unanimously adopted by the Board.

  
Michael Giannelli, Board Chairperson  
Board of Registration of Real Estate Appraisers